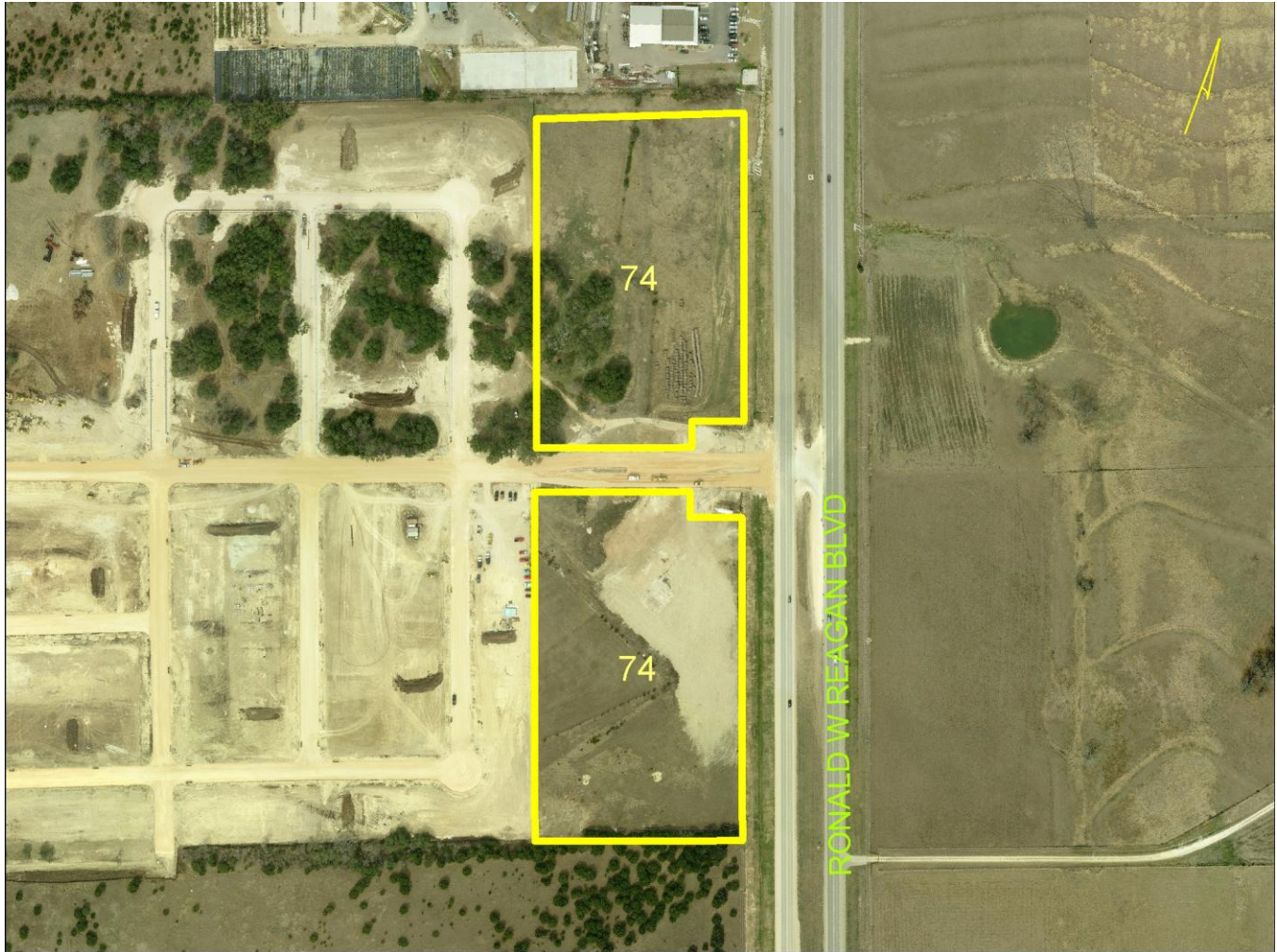


**12 Acres/4.9 Hectares  
Carlton's Frontage**

**Site 74**



12 acres/4.9 hectares

183-A 2.1 miles/3.4 km west

Utilities

Greenfield

Zoning - Single Family Suburban

Mr. Preston Carlton  
Preston Carlton Real Estate Services  
1403 North Bell Blvd  
Cedar Park TX 78613  
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City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

<b>Property</b>				
Total Acreage: 12 acres/4.9 hectares		Map: MAPSCO Austin 2006 Street Guide, pgs. 343, Sec. M, R		
<b>Location</b>				
City: Leander		County: Williamson		
Address/Directions: 15751 Ronald W. Reagan (Parmer Lane) Blvd. (Parmer Lane)				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: 2.1 miles/3.4 km		Type of Zoning: General Commercial		
Distance to Interstate Highways: 9 miles/14.5 km				
<b>General Site Information</b>				
Previous Use of Site: Open Farm Land		General Condition: Good		Dimensions: 1,199 x 400 feet/365 x 122 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes			Shrink/Swell Capacity: Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: No		Lot Size: Not Applicable
<b>Improvements</b>				
Road Distance to Rail: 3.1 miles/5 km west		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Frontage on major north-south corridor		
Fenced: Yes		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Commercial and Retail		
Deed Restriction(s): No		Covenants: No		
<b>Utilities</b>				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 24 inch/61 cm, 3,000 feet/914 meters north at the intersection of East Crystal Falls Pkwy. and Ronald W. Reagan Blvd. (Parmer Lane) Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 8 inch/20.3 cm, 3,000 feet/914 meters north at the intersection of East Crystal Falls Pkwy. and Ronald W. Reagan Blvd. (Parmer Lane)
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328	Email: <a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a>	
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II	Pressure: Intermediate Pressure		
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: <a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a>	
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807	Email: <a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a>	
<b>Sales Information</b>				
Contact: Mr. Preston Carlton	Phone: (512) 259-5200	Facs: (512) 259-5205	Email: <a href="mailto:preston@carltoncompanies.com">preston@carltoncompanies.com</a>	Web Site: <a href="http://www.carltoncompanies.com">www.carltoncompanies.com</a>
Sales Price: Negotiable		Lease Price: Negotiable		
Comments: This site consists of two, 6 acre/2.45 hectare parcels. It is located on the west side of Ronald W. Reagan Blvd. (Parmer Lane) roughly 3,000 feet/914 meters south of East Crystal Falls Pkwy. & Ronald W. Reagan Blvd. (Parmer Lane) intersection. The site is divided by a 180 foot/55 meter right-of-way (ROW) for a future road.				